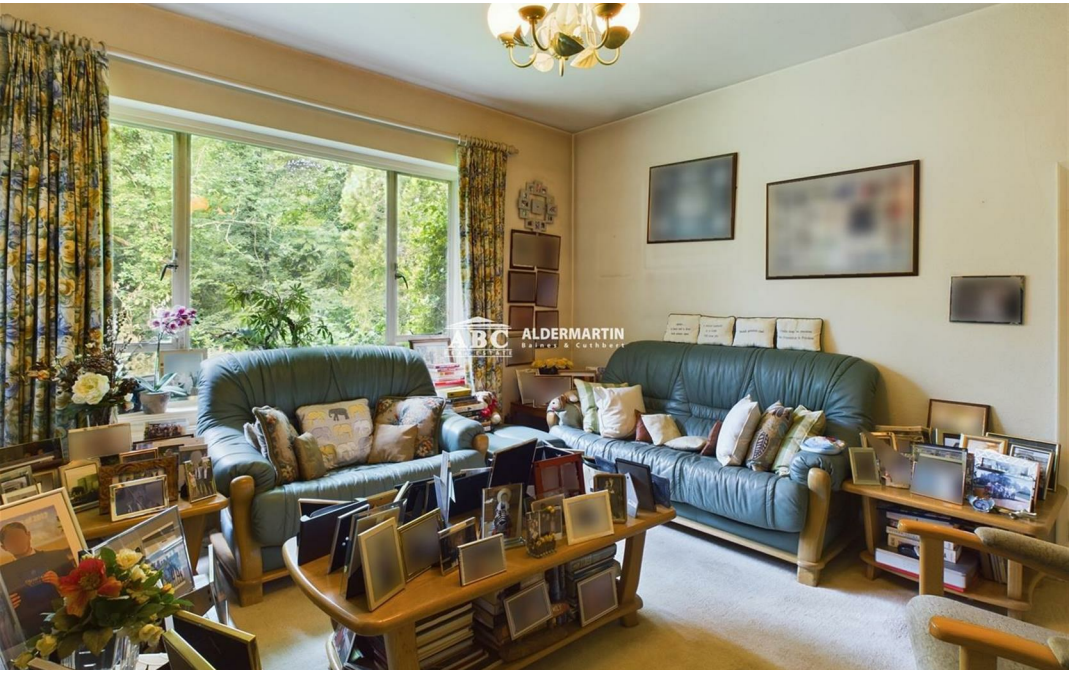
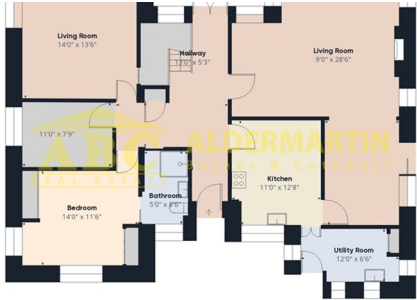
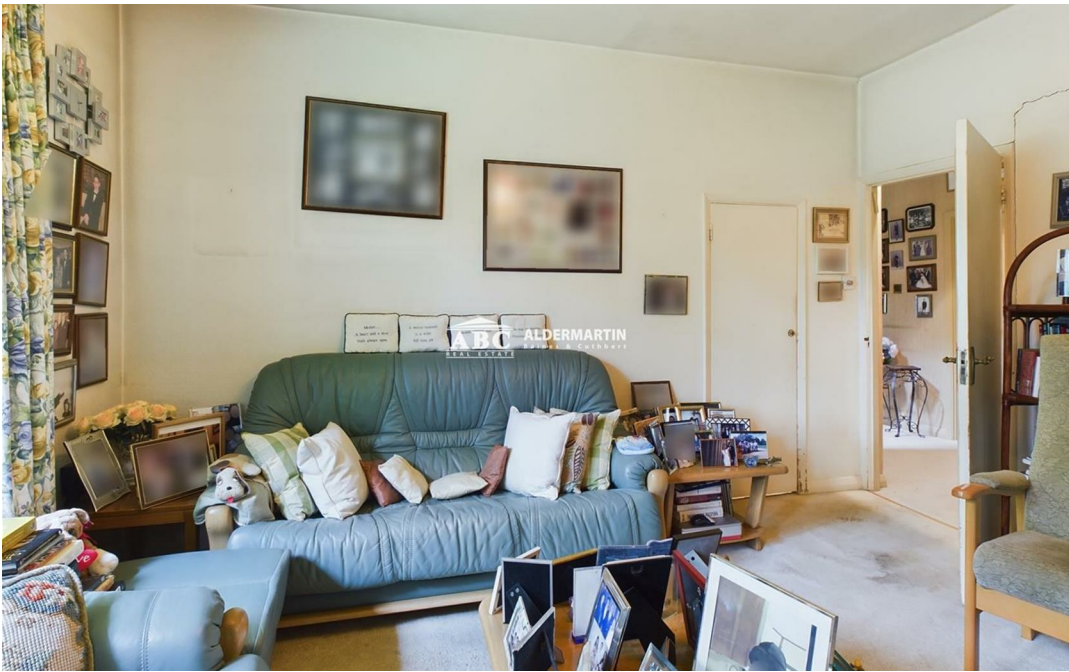


Aylmer Drive, Stanmore HA7 3EG

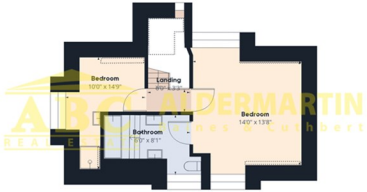
£2,895,000
Freehold







Floor 0



Approximate total area¹⁾
1708.02 ft²
Reduced headroom
11.09 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

- DETACHED FAMILY HOME
- POTENTIAL TO EXTEND AND ADD VALUE
- COUNCIL TAX BAND F - EPC RATING C
- HALF AN ACRE PLOT

- FABULOUS VIEWS
- THREE/FOUR RECEPTION ROOMS
- PRIME LOCATION

- TREMENDOUS OPPORTUNITY
- TWO/THREE BEDROOMS
- TWO BATHROOMS

Situated in one of Stanmore's prime residential locations, this wonderful and unusual sprawling property backs onto Bentley Priory, and offers glorious views across the surrounding countryside.

It stands on a plot of approximately a half an acre. Owners of neighbouring properties have successfully applied for consent to significantly increase the size of their homes, thereby substantially adding value. One has managed to obtain permission to build two houses where only a single dwelling currently exists.

We earnestly recommend that you view this amazing opportunity without delay.

Floor 0

Floor 1

Approximate total area¹⁾
1708.02 ft²

Reduced headroom
11.09 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom:
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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